

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	92.08 %	95.73 %	17	92.63 %	38	41	
% of Funds Disbursed	90.75 %	90.86 %	10	86.67 %	72	73	
Leveraging Ratio for Rental Activities	12.12	8.81	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.46 %	92.93 %	15	88.14 %	17	21	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.82 %	75.03 %	5	76.19 %	65	68	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.99 %	82.21 %	5	81.48 %	66	74	
% of 0-30% AMI Renters to All Renters***	56.44 %	52.16 %	8	45.62 %	65	69	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.28 %	97.79 %	12	96.17 %	39	40	
Overall Ranking:			In State:	5 / 19	Nationally:	79	80
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,294	\$28,474		\$28,750	466 Units	45.60 %	
Homebuyer Unit	\$32,033	\$17,035		\$15,714	53 Units	5.20 %	
Homeowner-Rehab Unit	\$13,225	\$15,657		\$21,140	193 Units	18.90 %	
TBRA Unit	\$3,747	\$4,084		\$3,230	311 Units	30.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$133,936	\$155,733	\$14,515
State:*	\$161,842	\$107,277	\$23,238
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	5.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	52.4	49.1	87.0	30.6	Single/Non-Elderly:	19.7	26.4	17.6	75.0
Black/African American:	32.3	7.5	9.3	36.1	Elderly:	35.4	1.9	44.0	0.0
Asian:	1.7	15.1	1.6	4.2	Related/Single Parent:	30.1	9.4	9.8	19.4
American Indian/Alaska Native:	0.2	0.0	0.0	0.0	Related/Two Parent:	7.9	54.7	25.4	2.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.0	7.5	3.1	2.8
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.7	3.8	0.0	0.0					
Asian/Pacific Islander:	0.2	11.3	1.0	0.0					
ETHNICITY:									
Hispanic	12.4	13.2	1.0	29.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	50.2	24.5	42.0	75.0	Section 8:	14.0	1.9 [#]		
2 Persons:	22.5	17.0	27.5	16.7	HOME TBRA:	2.6			
3 Persons:	15.7	17.0	8.8	2.8	Other:	57.0			
4 Persons:	7.2	28.3	12.4	4.2	No Assistance:	26.4			
5 Persons:	3.1	7.5	6.7	1.4					
6 Persons:	1.3	5.7	1.0	0.0					
7 Persons:	0.0	0.0	1.6	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				166

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 79
 (Percentile)
 State Rank: 5 / 19 PJs Overall Rank: 80
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	87.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	85.82	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	98.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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